

Docket Item # 11
BAR CASE # 2008-0136

BAR Meeting
September 17, 2008

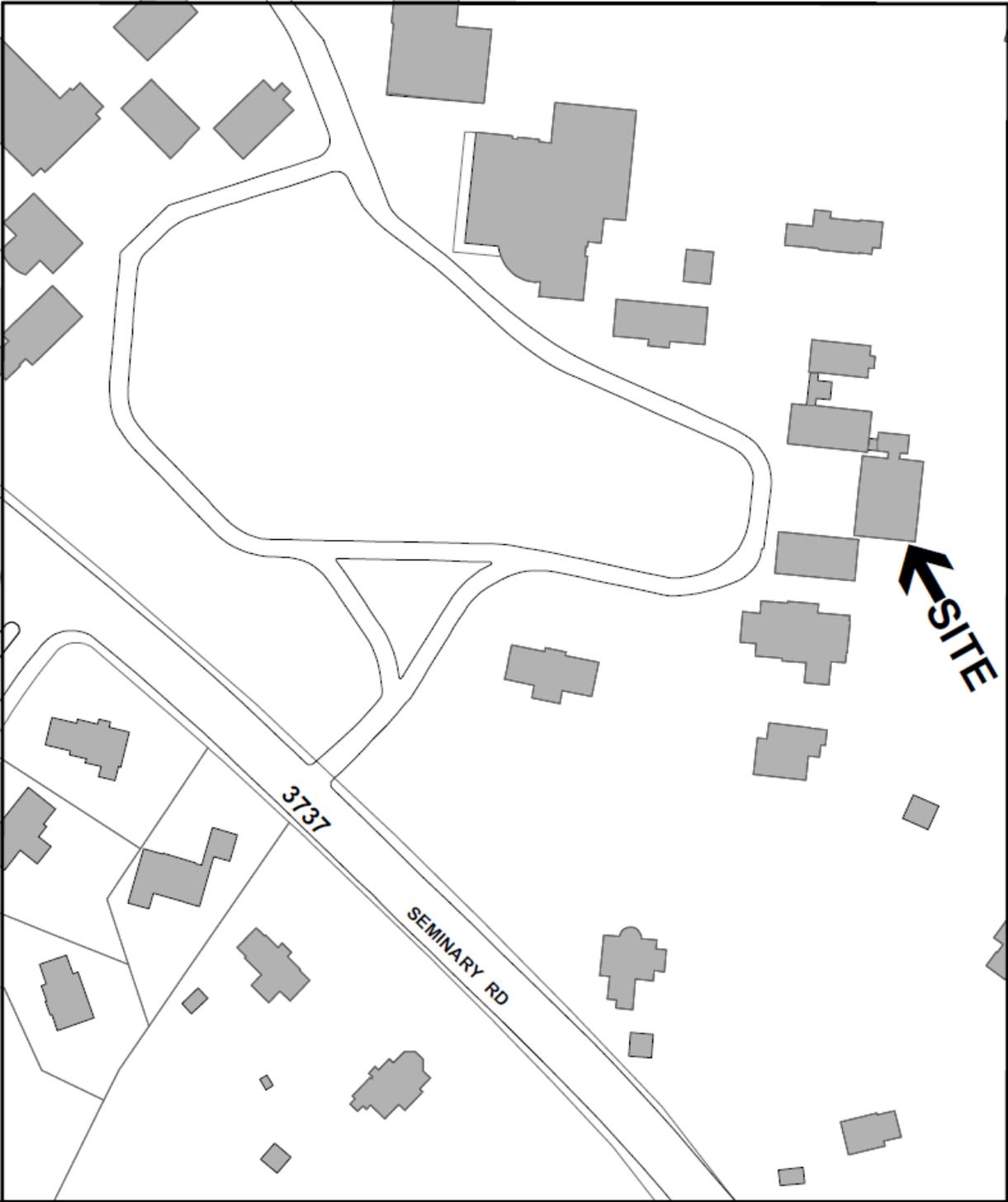
ISSUE: Alterations

APPLICANT: Cingular Wireless for Virginia Theological Seminary

LOCATION: 3737 Seminary Road

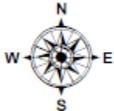
ZONE: R-20

STAFF RECOMMENDATION: Staff recommends approval of the replacement fencing and deferral for restudy of the alterations to the central tower.



BAR CASE #2008-0136

9/17/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at Aspinwall Hall, at the Virginia Theological Seminary, at 3737 Seminary Road. Aspinwall Hall is a designated 100-Year Old Building under the City's Zoning Ordinance and under the purview of the Old and Historic Alexandria Board of Architectural Review for exterior changes visible from a public right-of-way.

The proposed alterations include removing the circular wood detail in the central tower/steeple facing north and replacing it with a StealthSkin V-panel to allow radio wave transparency. Cingular Wire is proposing to co-locate AT&T antennas within the steeple of Aspinwall Hall. The panel is a synthetic material, similar in texture to synthetic stucco. The applicant has provided a sample.

The other alteration is to replace the existing board-on-board fencing between Bohlen Hall and Francis Scott Key Hall, with new wood board-on-board fencing that is to be stained. The area enclosed by the fencing houses HVAC equipment and will also house ground radio equipment for the new antennas.

II. HISTORY:

Aspinwall Hall is individually listed as a 100-year Old Building under Ordinance 2180. It is part of the Virginia Theological Seminary, established in 1823, on a site purchased in 1827.

Aspinwall Hall is located between Bohlen Hall and Meade Hall, in a park-like setting atop a hill.

According to the survey information for the 100-Year Old Building listing, Aspinwall Hall was built in 1859. This building has been declared a monument by the Virginia Historical Society. Characteristic features of the Romanesque Revival style include the "gabled nave, semi-circular arched windows and doors, arched corbelled embellishments, corner buttresses, round arched openings and archivolt trim, and an extremely handsome central tower featuring a domed cupola top" (100-Year Old Building Nomination Form, 1984).

Earlier this year, the Board approved a new accessibility ramp for Key Hall (May 7, 2008, BAR Case #2008-0058).

III. ANALYSIS:

In regards to the proposed removal of what appears to be an original and historic detail, namely the circular wood detail in the central tower, Staff has strong concerns about the loss of historic fabric and its replacement with a synthetic material. While the element is located high above any public access, in Staff's opinion, the proposal would still result in the unacceptable alteration to a character-defining feature of this important building, i.e., the central tower.

Staff met with representatives of the applicant to explore other possibilities that would allow the antennas to be located within the tower but without any exterior alterations such as this proposal. The applicant had thought that the interior antennas could be located in the tower in such a way where no alterations to the exterior would be necessary. However, the applicant chose to pursue

the current application. Staff does not support this approach and would recommend that the applicant restudy the approach to explore other options that do not require any exterior alteration and removal of historic fabric from the historic tower of Aspinwall Hall.

In respect to the proposed new fencing, Staff supports the replacement of the existing wood fencing to screen the HVAC and radio equipment from views with new wood fencing, in a board-on-board style, that will be stained..

IV. STAFF RECOMMENDATION:

Staff recommends approval of the replacement fencing and deferral for restudy of the alterations to the central tower.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 Rooftop anchorage/installation details must be submitted (USBC 109.1).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2006.

Historic Alexandria:

No comments received.

VI. IMAGES:



Figure 1: Antenna Locations



Figure 2: Existing and Proposed Conditions

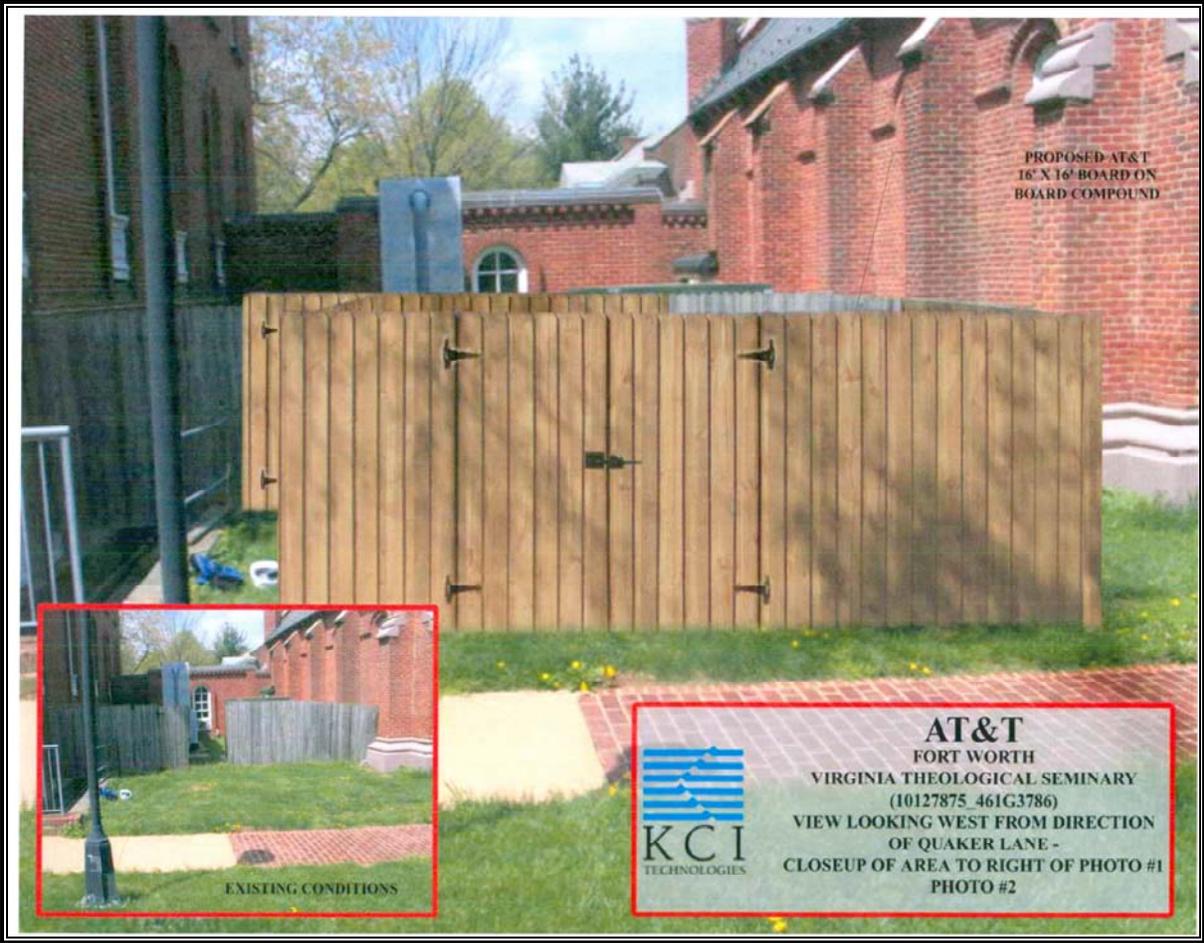


Figure 3: Existing and Proposed Screening

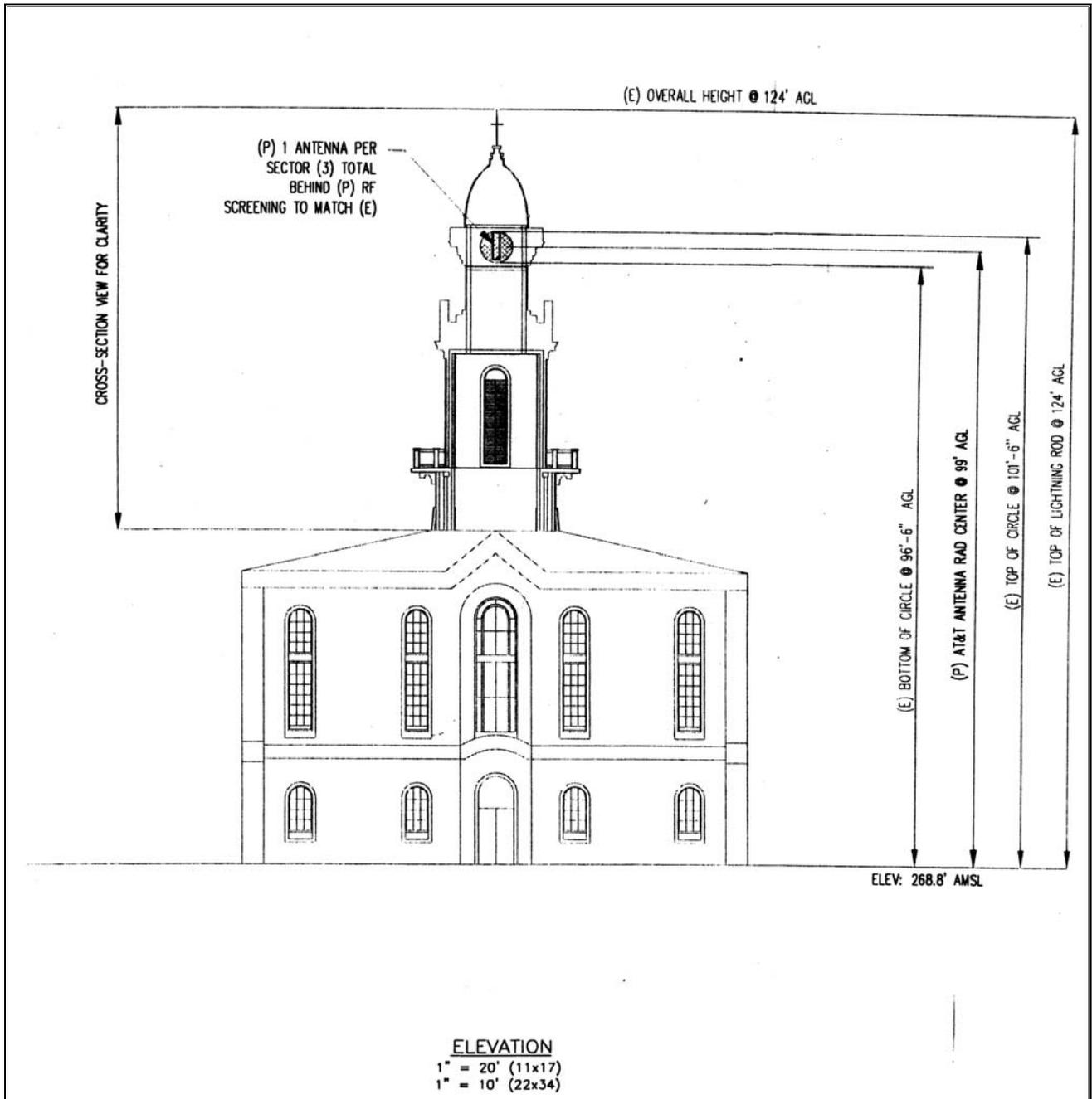


Figure 4: Front Elevation showing area of proposed change in material.

StealthSkin™ V Panel Attachment Methods Con't

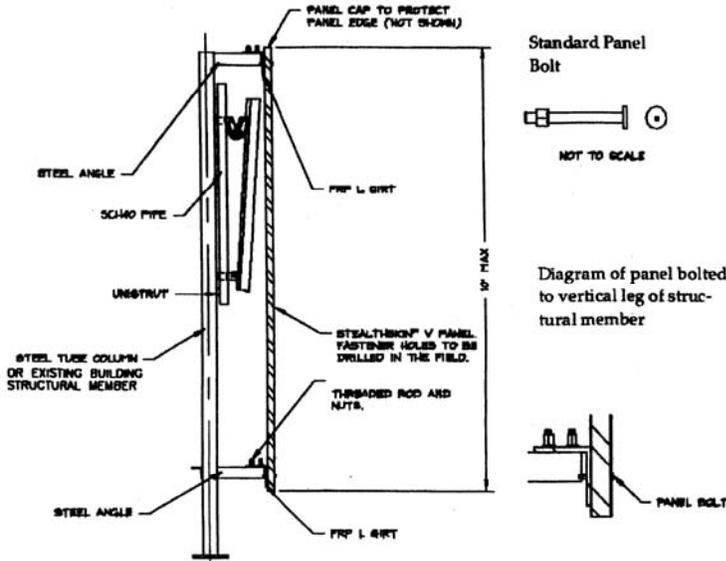
All STEALTH panels have the capability of spanning up to 10 feet vertically in most loading conditions. Panels are typically attached in two ways depending on the parameters of the particular site.

- The panels can be through-bolted to a structural member.
- The panels can be attached via an "F-Channel" that is factory-bonded to the top and/or bottom of each panel in instances when no visible bolt heads are permissible.

Through-Bolting (Panels 10'-0" Tall or Less):

The most common and effective attachment method for STEALTH panels is through-bolting with our standard panel bolt (detailed below).

- Panels must be bolted with a minimum of (3) three 3/8" panel bolts at the top and the bottom of each 4' wide panel, and a minimum of (4) four 3/8" panel bolts at the top and bottom of each 5' wide panel.
- The panels are most commonly bolted directly to the vertical side of a structural member (depicted below), or less commonly bolted in the channel formed by nesting a FRP wide flange beam with a FRP angle or other shape combination.



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NOTE:
 ATTACHMENT METHODS SHOWN FOR
 INFORMATIONAL PURPOSES ONLY.
 STRUCTURAL DESIGN TO BE SUPPLIED BY
 MANUFACTURE.

RF STEALTH DETAILS
 NTS

Figure 5: Spec Sheet